

Andrew J. Spano  
County Executive

County Planning Board

December 21, 2009

Lee Ellman, AICP, Planning Director  
City of Yonkers Planning Bureau  
87 Nepperhan Avenue, Room 320  
Yonkers, NY 10701-3892

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CITY PLANNING BUREAU

Subject: **Referral File No. YON 09-015B — Teutonia Buena Vista Planned Unit  
Redevelopment—Draft Scoping Document**

Dear Mr. Ellman:

The Westchester County Planning Board has received a copy of a draft scoping document for the preparation of an environmental impact statement (EIS) pursuant to the NYS Environmental Quality Review Act (SEQR) for the above referenced project. The 2.04-acre subject site is located on both sides of Buena Vista Avenue, south of the intersection with Main Street and abutting the Metro North Hudson Line railroad tracks in the City's DW Downtown Waterfront; CM Commercial, Storage and Light Manufacturing; and BR Restricted Business zoning districts. The project as proposed includes the construction of a 25-story, 413-unit multifamily residential building totaling 444,160 gross square feet on the portion of the site west of Buena Vista Avenue and south of the existing Trolley Barn multifamily building. A 566-space mechanized parking garage is proposed to be constructed adjacent to the building. The applicant is seeking Leadership in Energy and Environmental Design (LEED) certification for the project, which will include geothermal energy generation, an on-site rainwater retention system, and a hydroponic rooftop garden. In addition, the historic façade of Teutonia Hall is expected to be incorporated into the façade of the proposed building and the building will be integrated into the existing Trolley Barn building, which has 40 residential units.

In addition to the above elements of the project, eight two-bedroom dwelling units are proposed to be constructed at 66-72 Buena Vista Avenue, on the east side of Buena Vista Avenue between Prospect and Hudson Streets. The development of these units would include the rehabilitation of historic buildings.

We have previously reviewed this project under the provisions of Section 239 L, M and N of the General Municipal Law and Section 277.61 of the County Administrative Code in a letter dated October 8, 2009. We have the following comments specifically related to the draft scoping document:

**1. Stormwater management.** The City should require a discussion of low-impact development techniques under *Section III. B—Surface Water Resources*, and the draft EIS should discuss the

stormwater impacts of the proposed rainwater management system and rooftop hydroponic garden. In addition, the draft EIS should specifically explore the potential use of green roofing technology, vegetative rain gardens, and other green site design elements to further mitigate runoff from the rooftop of the proposed building and other paved areas of the site.

**2. Impact to sewage facilities.** The draft EIS must address impacts to County wastewater treatment facilities under *Section III. C—Utilities*. The proposed development will increase sewage flows from this site into the existing infrastructure. The increased flow will add to the volume of sewage flow requiring treatment at a sewage treatment plant operated by Westchester County. The draft EIS should identify ways to offset the projected increase in flow into County sewage treatment plants by incorporating reductions in infiltration and inflow (I & I) on a 3:1 ratio similar to the requirements by the New York State Department of Environmental Conservation (NYS DEC). The Westchester County Department of Environmental Facilities should be contacted regarding this matter.

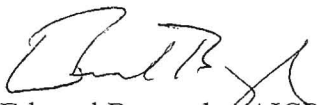
**3. Land use planning policies.** *Section III. D – Land Use and Zoning* should be revised to reference the context and policies of *Westchester 2025—Policies to Guide County Planning*, as adopted by the Westchester County Planning Board on May 6, 2008, which has replaced *Patterns for Westchester*. In particular, the draft EIS should address the project’s consistency with *Westchester 2025* with regard to transit-oriented development and fair and affordable housing. Specific attention should be paid to the project’s consistency with the County’s housing affordability requirements for fair and affordable units.

**4. Parking and transportation.** We recommend that *Section III. E—Transportation* be expanded to address opportunities for reducing parking demand on the site. The draft EIS should address whether the proposed number of parking spaces—566—could be reduced given the walkable, transit-oriented nature of the project. In addition, the draft EIS should consider the efficacy of shared parking schemes with surrounding properties or a car-sharing program to reduce parking demand on the subject site. Bicycle parking should also be addressed as a potential means to reduce parking demand.

Thank you for calling this matter to our attention.

Respectfully,  
WESTCHESTER COUNTY PLANNING BOARD

By:

  
Edward Burroughs, AICP  
Deputy Commissioner

EEB/BJC

cc: Deborah DeLong, Housing Director